

FACTSHEET

TITLE: **CHANGE OF ZONE NO. 05051**, from AG Agricultural District to R-3 Residential District and R-5 Residential District, requested by Engineering Design Consultants on behalf of Stone Bridge Creek, LLC, on property generally located at North 14th Street and Pennsylvania Avenue.

STAFF RECOMMENDATION: Approval.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda: 08/03/05
Administrative Action: 08/03/05

RECOMMENDATION: Approval (9-0: Carlson, Carroll, Esseks, Krieser, Larson, Pearson, Bills-Strand, Sunderman and Taylor voting 'yes').

1. The purpose of this change of zone request is to change the zoning on Lot 22 of the Stone Bridge Creek 1st Addition preliminary plat, which was inadvertently left out of the legal description for the change of zone accompanying the preliminary plat.
2. The staff recommendation of approval is based upon the "*Analysis*" as set forth on p.3-4, concluding that the proposed change of zone is in conformance with the Comprehensive Plan.
3. On August 3, 2005, this application appeared on the Consent Agenda of the Planning Commission and was opened for public hearing. No one came forward to speak.
4. On August 3, 2005, the Planning Commission agreed with the staff recommendation and voted 9-0 to recommend approval.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: August 8, 2005

REVIEWED BY: _____

DATE: August 8, 2005

REFERENCE NUMBER: FS\CC\2005\CZ.05051

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for AUGUST 3, 2005 PLANNING COMMISSION MEETING

PROJECT #: Change of Zone No. 05051

PROPOSAL: From AG-Agricultural to R-3 and R-5 Residential

LOCATION: N. 14th St. and Pennsylvania Avenue

LAND AREA: 2.78 acres, more or less

CONCLUSION: In conformance with the comprehensive plan.

RECOMMENDATION:	Approval
------------------------	----------

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 22, located in the SW 1/4 of Section 36, Township 11 North, Range 6 East, Lancaster County, NE

EXISTING ZONING: AG-Agricultural

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

North:	AG-Agricultural	Undeveloped
South:	AG-Agricultural	Undeveloped
East:	AG-Agricultural	Undeveloped
West:	AG-Agricultural	Acreages

HISTORY:

July 25, 2005	Change of Zone #04007 and Annexation #04001, adjacent this area, are scheduled for public hearing at the City Council.
June 24, 2004	Stone Bridge Creek 1 st Addition Preliminary Plat #04002, Change of Zone #04007 and Annexation #04001 were approved by the Planning Commission
July 14, 2003	Comprehensive Plan Amendment #03010, showing residential and commercial in the area, was approved by the City Council.
August 27, 2001	Special Permit #1845, Stone Bridge Creek CUP for 437 dwelling units, Change of Zone #3265 from AG to R-3 and I-3, north and east of this area were approved by the City Council.

COMPREHENSIVE PLAN SPECIFICATIONS:

Maximize the community's present infrastructure investment by planning for residential...in areas with available capacity" by "encouraging...more dwelling units per acre in new neighborhoods" (F 17).

"Encourage different housing types and choices, including affordable housing, throughout each neighborhood for an increasingly diverse population" (F-18).

"Construction and renovation within the existing urban area should be compatible with the character of the surrounding neighborhood" (F 18).

The 2025 Comprehensive Plan identifies this area as urban residential. (F-23)

The area is shown within the future service limit in Tier 1, Priority A. (F-31)

"Encourage a mix of housing types, single family, townhomes, apartments, elderly housing all within one area; Similar housing types face each other: single family faces single family, change to different use at rear of lot; Parks and open space within walking distance of all residences; Multi-family and elderly housing nearest to commercial area; Pedestrian orientation; shorter block lengths, sidewalks on both sides of all roads; Public uses (elementary schools, churches) as centers of neighborhood – shared facilities (city parks & school sites)". (F-67)

UTILITIES: All utilities are available to serve this area.

TRAFFIC ANALYSIS: N. 14th St. is classified a minor arterial.

PUBLIC SERVICE: The nearest fire station is Station 10 located at N. 14th St. and Adams St. The nearest elementary school is Belmont located approximately at N. 14th St and Adams St.

ANALYSIS:

1. This is a request for a change of zone from AG-Agricultural to R-3- Residential and R-5- Residential.
2. The land use plan in the 2025 Comprehensive Plan identifies this area as urban residential.
3. Change of Zone #04007, from AG to R-3 and R-5, adjacent to this area is scheduled for public hearing at City Council on July 25, 2005. The Planning Commission recommended approval 8-0.
4. Stone Bridge Creek 1st Addition preliminary plat included this area (Lot 22) within the boundaries of the preliminary plat. The applicant inadvertently left Lot 22 off the Change of Zone application.

5. This application is to correct the error from the previous Change of Zone application and to make the entire area of the preliminary plat zoned R-3 or R-5.

Prepared by:

Tom Cajka
Planner

DATE: July 15, 2005

APPLICANT: Stone Bridge Creek LLC
3801 Union Dr. Suite 102
Lincoln, NE 68504
(402) 434-5650

OWNER: same as applicant

CONTACT: Engineering Design Consultants
2200 Fletcher Ave. Suite 102
Lincoln, NE 68504
(402) 434-5650

CHANGE OF ZONE NO. 05051

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

August 3, 2005

Members present: Carlson, Carroll, Esseks, Krieser, Larson, Pearson, Bills-Strand, Sunderman and Taylor.

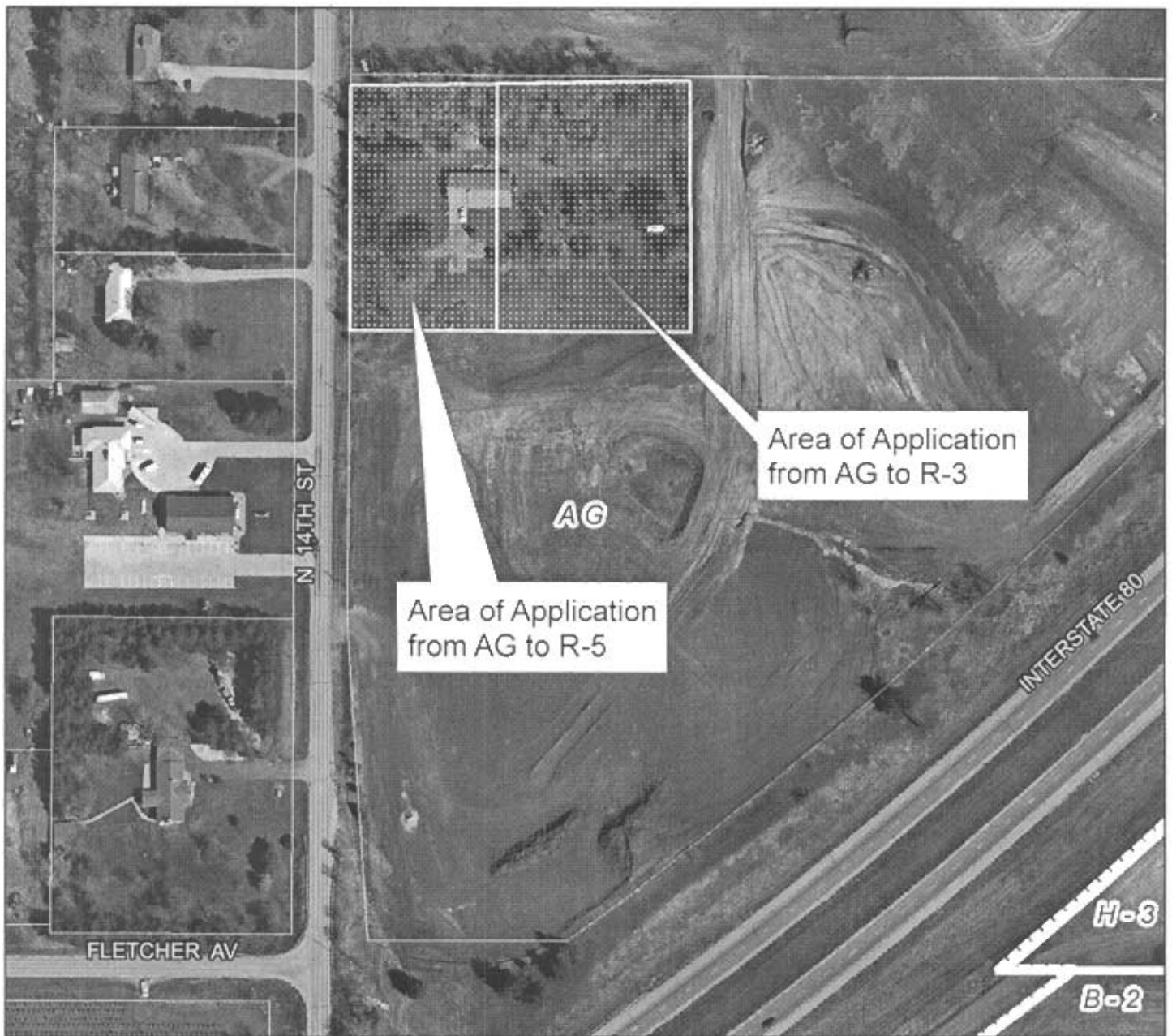
The Consent Agenda consisted of the following items: **CHANGE OF ZONE NO. 05051, CHANGE OF ZONE NO. 05049, USE PERMIT NO. 97A, USE PERMIT NO. 154A, SPECIAL PERMIT NO. 277-I, SPECIAL PERMIT NO. 05035, PRE-EXISTING SPECIAL PERMIT NO. 28A and STREET AND ALLEY VACATION NO. 05007.**

Item No. 1.6a, Pre-Existing Special Permit No. 28A, and Item No. 1.6b, Street and Alley Vacation No. 05007, were removed from the Consent Agenda and scheduled for separate public hearing.

Ex Parte Communications: None.

Larson moved to approve the remaining Consent Agenda, seconded by Taylor and carried 9-0: Carlson, Carroll, Esseks, Krieser, Larson, Pearson, Bills-Strand, Sunderman and Taylor voting 'yes'.

Note: This is final action on Special Permit No. 277-I and Special Permit No. 05035, unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days of the action by the Planning Commission.



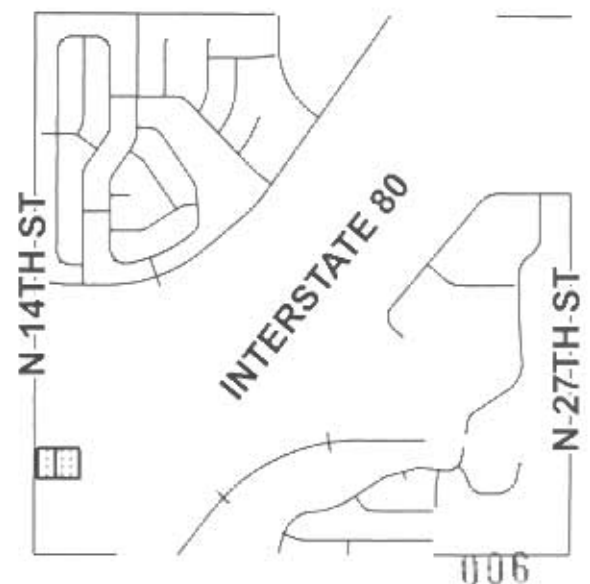
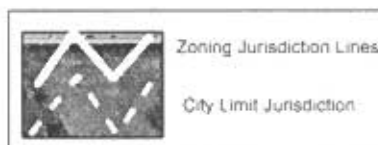
2005 aerial

Change of Zone #05051 N. 15th & Humphrey Ave

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 36 T11N R6E

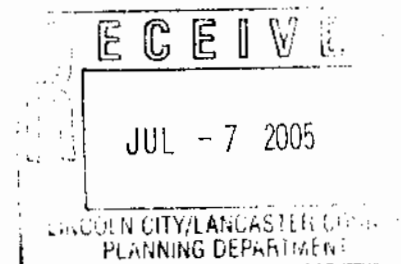


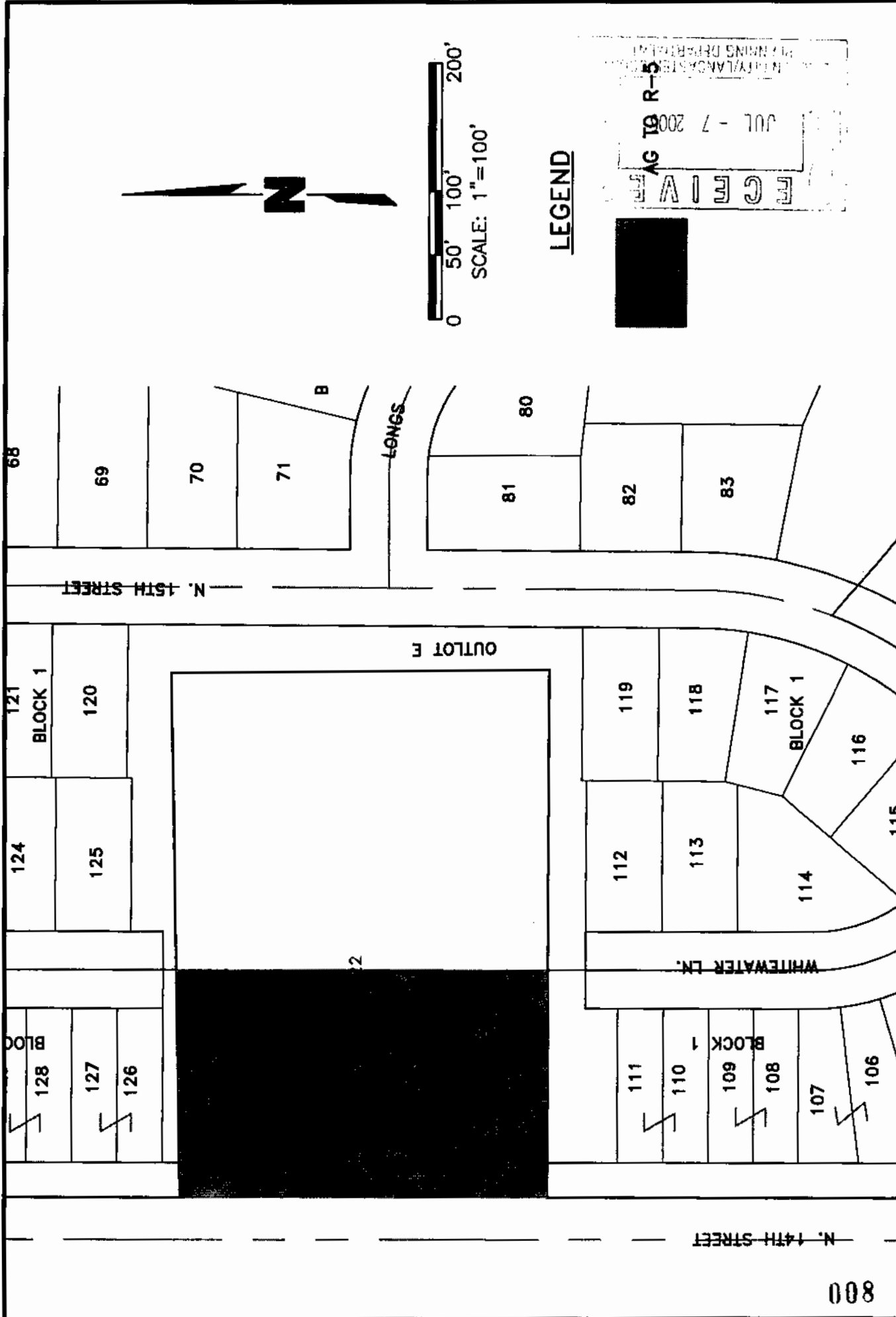
**STONE BRIDGE CREEK
ZONING EXHIBIT
LEGAL DESCRIPTION**

AG TO R-5

A PORTION OF LOT 22 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 22, ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF NORTH 14TH STREET; THENCE ON SAID EAST LINE, N00°14'15"E, 290.39 FEET TO THE NORTHWEST CORNER OF SAID LOT 22; THENCE ON THE NORTH LINE OF SAID LOT 22, N88°59'52"E, 176.95 FEET; THENCE S00°12'43"W, 294.13 FEET TO THE SOUTH LINE OF SAID LOT 22; THENCE ON SAID SOUTH LINE, N89°47'21"W, 177.04 FEET TO THE POINT OF BEGINNING, CONTAINING 51,722.06 SQUARE FEET (1.19 ACRES) MORE OR LESS.





EDC.
ENGINEERING DESIGN CONSULTANTS, P.C.

2200 Fletcher Ave.
Ste. 102
Lincoln, NE 68521
Ph. 402-438-4014

Stone Bridge Creek - 1st Addition
CHANGE OF ZONE EXHIBIT - AG TO R-5

Lincoln, Nebraska

Drawn By: NLP
Dwg.: zone_change
Date: 06/07/05
Job#: 03-083

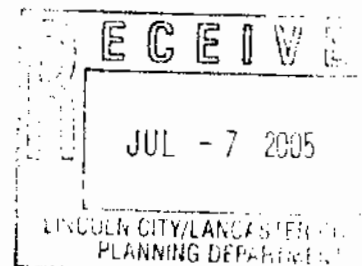
SHEET
1 OF 1

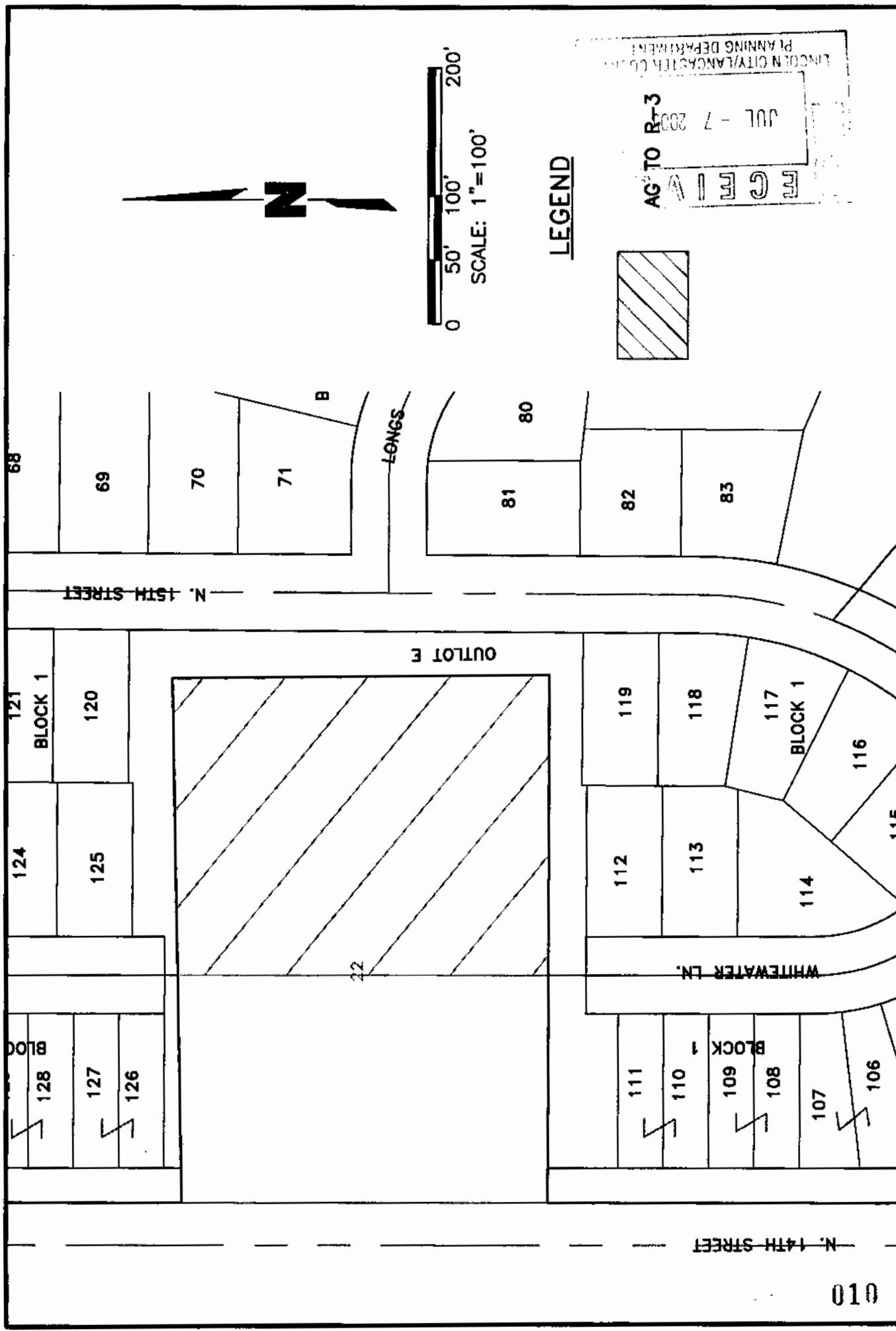
**STONE BRIDGE CREEK
ZONING EXHIBIT
LEGAL DESCRIPTION**

AG TO R-3

A PORTION OF LOT 22 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

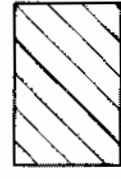
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 22; THENCE ON THE SOUTH LINE OF SAID LOT 22, N89°47'21"W, 235.21 FEET; THENCE N00°12'43"E, 294.13 FEET TO THE NORTH LINE OF SAID LOT 22; THENCE ON SAID NORTH LINE, N88°59'52"E, 232.41 FEET TO THE NORTHEAST CORNER OF SAID LOT 22; THENCE ON THE EAST LINE OF SAID LOT 22, S00°20'02"E, 299.07 FEET TO THE POINT OF BEGINNING, CONTAINING 69,341.02 SQUARE FEET (1.59 ACRES) MORE OR LESS.





RECEIVED
JUL - 7 2003
AG TO R-3
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

LEGEND



Drawn By: NLP
Dwg.: zone_change
Date: 06/07/05
Job#: 03-083

Stone Bridge Creek - 1st Addition
CHANGE OF ZONE EXHIBIT - AG TO R-3
Lincoln, Nebraska

2200 Fletcher Ave.
Ste. 102
Lincoln, NE 68521
Ph. 402-438-4014

EDC.
ENGINEERING CONSULTANTS